



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

May 16, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Yuri Ramos, George R Mead, II,
Jordan Yee, Lou Courtney, Anna Fogarty, Ross
Pristera

Members Absent: Brian Spencer

Also Present: Historic Preservation Planner Walker, Assistant
Planning & Zoning Division Manager Harding, T.O.
Gore, Jessica Stark, Nick Redhead, Dieter Borrell,
Ben Townes, Tim Heindl, Brad Alexander

APPROVAL OF MINUTES

1. 24-402 APPROVAL OF APRIL 18, 2024 ARB MEETING MINUTES

Board Member Ramos made a motion to approve the April 18, 2024 meeting minutes. Board Member Mead seconded and it carried 6-0.

OPEN FORUM

NEW BUSINESS

2. 24-403 1400 N. SPRING STREET NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6 EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

Nick Redhead and Caryn Ciesla are seeking final approval to remove the existing shutters, make mortar repairs, and lime wash the exterior brick on a non-

contributing structure. The removal of the shutters and an attached pergola left behind a residue that cannot be chemically removed, and the mortar repairs will be difficult to color match. The applicants are proposing Romabio Classico Limewash, which is a mineral-based, eco-friendly, naturally pigmented, breathable product that will also protect the brick surface.

Nick Redhead presented to the board. Chairperson Salter shared North Hill's comments and asked if the shutters would be replaced. Mr. Redhead said the shutters would be removed, though the applicants originally wanted to replace them but changed their minds. North Hill's comments noted concerns about the number of structures in the district being limewashed and the mortar color matching may not be very difficult. Board Member Fogarty noted no issue with the limewash but prefers to maintain shutters on the structure. Advisor Pristera noted the plastic shutters are non-functional and a non-traditional material, though the spacing of the windows may warrant shutters. Advisor Pristera noted there should be a way to match the mortar. Board Member Mead noted the combed brick was designed to mimic tapestry brick from the turn of the 20th century. Board Member Mead agreed the house needs shutters to maintain rhythm. Mr. Redhead noted the applicants do not want to impact the brick or its texture, but prior repair work is obvious and does not match. Mr. Redhead noted they are not opposed to adding shutters at a later time. Chairperson Salter noted opposition to most proposals to paint brick, but in this case, the coloring of the brick is not an aesthetic necessity and the unique texture may be enhanced with limewashing. Chairperson Salter also noted that shutters do not seem like a necessity either.

Board Member Mead made a motion to approve but require some restoration of a shutter treatment to be submitted for abbreviated review. Board Member Courtney seconded the motion and it carried 5-1 with Chairperson Salter dissenting.

3. 24-404 710 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL
DISTRICT 6
NEW DRIVEWAY AND PATIO AT A CONTRIBUTING STRUCTURE

Thomas Gore is seeking final approval to remove the existing driveway and replace it with a new gray unstained concrete driveway that will be extended 43 feet toward the rear yard. The existing rear deck will be removed and replaced with a new gray unstained concrete patio slab.

Thomas Gore presented to the board. Chairperson Salter shared Old East Hill Preservation Association's comments requesting for a ribbon driveway. Mr. Gore noted there is an existing solid driveway that is being extended, so a solid driveway should be allowed to continue to the back of the house. Mr. Gore pointed to a nearby address with a large proportion of concrete as a representative example. Chairperson Salter asked staff about board standards for driveways in Old East Hill. Staff shared that the code does not speak to driveway standards in Old East

Hill but proposals for new driveways typically request a ribbon style like that of the CRA. Board Member Mead asked for examples of surrounding properties in terms of ribbon driveways. Google Street View yielded no ribbon driveway examples within the vicinity. Board Member Ramos noted he does not disagree with Old East Hill's comments and the applicant's request is reasonable though it would be nice if there were less impervious surface, but there is no code requirement to enforce it.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion and it carried 6-0.

4. 24-409 704 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL
DISTRICT 6
NEW ACCESSORY DWELLING UNIT AT A CONTRIBUTING STRUCTURE

Jessica Stark is seeking final approval for a new accessory dwelling unit at a contributing structure that will include smooth Hardie lap siding with a 5.5 inch reveal, Hardie wrapped columns, a GAF asphalt shingle roof in charcoal and exterior paint both to match the primary structure, PGT vinyl SH5500 single hung one over one windows, a Neuma 3/4 lite fiberglass front door, and black sconce light fixtures. An existing accessory structure in the rear will be removed to accommodate the new accessory dwelling unit.

Mr. and Mrs. Stark presented to the board. Board Member Courtney stated that she is very excited for this project and commended the applicants on their attention to details such as the lap siding exposure and overall appearance. It was a great application. Although the structure was in the back, she asked if round columns, rather than square, had been considered to match the front. Mr. and Mrs. Stark were open to making the columns round. Chairperson Salter stated that the board has approved the proposed window in other applications. Board Member Yee didn't have strong feelings about the column but would support that notion since it would match the main home. It would be a nice addition to the property. Board Member Ramos asked for clarification on the main house windows. Most were 1/1, and several were decorative with a diamond pattern. Board Member Ramos agreed with the column suggestion. The columns were shown as square on the floorplan. Board Member Mead also agreed with the board's suggestion for round columns.

Board Member Ramos made a motion to approve with the requirement that the columns be round to match more closely with the original structure. The board briefly discussed the cost between round vs. square wrapped columns, and they did not think it would be a significant addition. The applicants were agreeable to the motion. Board Member Courtney seconded the motion and it carried 6-0.

5. 24-412 411 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & R-NC / CITY COUNCIL
DISTRICT 6

EXTERIOR IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Dieter Borrell is seeking conceptual approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor.

Mr. Borrell presented to the board. Board Member Ramos really liked the details with the jasmine. Board Member Mead echoed the compliments on the use of vegetation and thought that the proposed alterations of the full-height glazing gave the building a much more attractive rhythm and made the building look less like a fortress. Chairperson Salter asked if alterations were planned for the north elevation. At this time there were no plans. Chairperson Salter agreed that the proposed application was an improvement and the plans did not detract from any part of the building. Board Member Mead asked if the board was reviewing the line drawing elevations or the renderings since they differed in fenestration. Mr. Borrell clarified that the 2D line drawing elevations were the more developed conceptual plans. Board Member Fogarty liked the double windows and also thought the proposed was a great improvement. It was clarified that the vegetation screens would be fastened to the building. Board Member Courtney asked if the existing structure was painted, and it was. There would be a built-in water system built into the trellises. Jasmine would also grow horizontally along the front entrance. It was clarified that this application would need to come back for final review with additional information on materials.

Board Member Fogarty made a motion to approve the conceptual plans. Board Member Mead seconded the motion and it carried 6-0.

6. 24-413 18 W. WRIGHT STREET NORTH HILL PRESERVATION DISTRICT & PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6 NEW WINDOWS AT A CONTRIBUTING STRUCTURE

Townes Plus Architects are seeking final approval to replace the existing windows in the Parish Hall wing of Christ Episcopal Church with Andersen A-Series composite clad wood windows in Forest Green, all double hung except for a small attic window which will be fixed.

Mr. Townes presented to the board. Chairperson Salter asked for Advisor Pristera's opinion on the windows. Advisor Pristera stated that this part of the building is an addition and was not part of the original building. That's likely why it

is designated as “contributing”. However, it’s a later addition. Advisor Pristera has inspected the existing windows which are in bad condition. Most were past the point of saving. The proposed product is a good match for a replacement product. Mr. Townes stated that they will be coming to the board to replace other windows. Board Member Yee noticed that some of the lite patterns in the application appeared different from the existing, but Mr. Townes clarified that they would be replacing the windows like-for-like with respect to the lite patterns. Chairperson Salter stated that the application and presentation demonstrated that the existing windows were beyond repair and that the replacement window meets the expected visual standards. He did not have an issue with the application.

Board Member Yee made a motion to approve with the requirement that the replacement lite pattern match the pattern of the existing lites. Board Member Mead seconded the motion and it carried 6-0.

7. 24-415 200 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR SITE IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

The UWF Historic Trust is seeking final approval for walkway modifications and a new entrance gate to the Historic Village. The applicant is proposing red brick pavers in both basketweave and running bond patterns and the new entrance design will be anchored by two ballast stone columns with an arched wood covering and a wooden gate. Signage will be submitted for abbreviated review at a later date.

Ross Pristera presented to the board. Board Member Mead asked for clarification on the ornamentation on the arched entry. Mr. Pristera answered there is no ornamentation and what is depicted is just drafting error. Mr. Pristera noted they are open to options for the stone columns in terms of extruded mortar joints or other options. Board Member Ramos asked about the step orientation for the Julee Cottage. Mr. Pristera answered that the steps will be flipped when the fence is moved back. The steps need repair and will be reworked. Board Members Mead and Courtney complimented the proposed changes.

Board Member Mead made a motion to approve. Board Member Courtney seconded and it carried 6-0.

ADJOURNMENT